

094.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

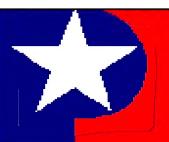
700,800 / 700,800

USE VALUE:

700,800 / 700,800

ASSESSED:

700,800 / 700,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
137		SUNSET RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CALDWELL JOSEPH A	
Owner 2: RAFFERTY MARIAN J	
Owner 3:	
Street 1: 137 SUNSET ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MADDEN KEVIN T -	
Owner 2: SELFORS LAURA M -	
Street 1: 137 SUNSET ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.			
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000							399,000

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	298,500	3,300	399,000	700,800		61809
							GIS Ref
							GIS Ref
							Insp Date
							11/12/18

PREVIOUS ASSESSMENT								Parcel ID	094.0-0006-0001.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	298,500	3300	5,000.	399,000	700,800		Year end	12/23/2021		
2021	101	FV	289,700	3300	5,000.	399,000	692,000		Year End Roll	12/10/2020		
2020	101	FV	289,700	3300	5,000.	399,000	692,000		692,000 Year End Roll	12/18/2019		
2019	101	FV	235,200	3300	5,000.	393,300	631,800		631,800 Year End Roll	1/3/2019		
2018	101	FV	235,200	3300	5,000.	302,100	540,600		540,600 Year End Roll	12/20/2017		
2017	101	FV	235,200	3300	5,000.	285,000	523,500		523,500 Year End Roll	1/3/2017		
2016	101	FV	235,200	3300	5,000.	262,200	500,700		500,700 Year End	1/4/2016		
2015	101	FV	222,200	3300	5,000.	245,100	470,600		470,600 Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							
MADDEN KEVIN T,	56891-309		5/23/2011		467,500	No	No								
FRIEL GEORGE H	36024-429		7/31/2002		362,000	No	No								
FRIEL GEORGE H-	15512-477		10/31/2001	Family		No	No								
	15512-477		4/1/1984		77,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date												Date	Result	By	Name		
10/17/2014												11/12/2018	MEAS&NOTICE	HS	Hanne S		
3/28/2007												6/27/2012	External Ins	BR	B Rossignol		
9/26/2005												11/21/2008	Meas/Inspect	201	PATRIOT		
10/13/1995												10/3/2002	MLS	MM	Mary M		
589												1/28/2000	Mailer Sent				
												1/28/2000	Measured	197	PATRIOT		
												12/1/1981		KM			
													Sign:	VERIFICATION OF VISIT NOT DATA			

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Good			PDAS.									
Sty Ht: 2	2 - Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall: 2	- Clapboard	10%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: GREEN				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1930	Eff Yr Blt:			Location:													
Alt LUC:				Total Units:													
Jurisdct: G7	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Functional:		%		Interior:	1	7	3	M					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T	- Typical			Special:		%		Kitchen:									
Prim Floors: 3	- Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 3	- Hardwood			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3	- Typical			Const Adj.: 0.99980003				COMPARABLE SALES									
Insulation: 2	- Typical			Adj \$ / SQ: 175.465				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:				Other Features: 83000													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 366709													
% Com Wal		% Sprinkled		Depreciation: 68208													
				Depreciated Total: 298501													
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val							
SPEC FEATURES/YARD ITEMS				Serial #:													
PARCEL ID 094.0-0006-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1940	27.50	T	40	101			3,300		3,300
More: N	Total Yard Items:	3,300	Total Special Features:						Total:						3,300		
IMAGE AssessPro Patriot Properties, Inc																	
																	